

COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY (CoRDA)
AFFORDABLE HOUSING DEVELOPMENT REQUEST FOR
QUALIFICATIONS/PROPOSALS

LIST OF QUESTIONS AND ANSWERS

1. Q: Would an Acquisition/Rehabilitation Project qualify as a "Project"?
A: Yes. CoRDA will accept proposals for Acquisition/Rehabilitation projects.
2. Q: Is there a pre-proposal meeting?
A: No. There is no pre-proposal meeting scheduled.
3. Q: Are the proposed sites limited to the Speedway Project Area?
A: No. CoRDA is seeking proposed developments inside or within a close proximity to the Speedway Redevelopment Project Area. The evaluation process awards the most "Geographic Location" points to proposed projects located both within the project area and in the unincorporated county. Fewer points are awarded for sites meeting other outlined criteria. (See page 4 of the RFQ/P.)
4. Q: Is there an existing list of potential multifamily residential development sites? Has the RDA already identified sites it views as being suitable for affordable housing?
A: There is a KMZ file available on CoRDA's website at <http://sbcounty.gov/rda> under the Speedway "What's New" Section. It shows parcels within the project area that are appropriately zoned or vacant. There is no one site that has been identified. Developers are encouraged to locate other suitable sites in the project area or within close proximity to the project area that are suitable for multifamily housing development.
5. Q: How much funding does the RDA have available in support of this developer solicitation? Is there a per-unit amount the RDA is looking to invest into a project?
A: There is no per-unit maximum that the RDA is looking to invest into a project. CoRDA funds are expected to be used as gap financing to cover development costs that cannot reasonably be obtained from other sources. Points will be awarded based on the percentage of non-CoRDA funds identified in the sources and uses of funds statement contained in the application. (See page 6 of the RFQ/P.)
6. Q: Is the Agency looking for the Developer to have site control prior to submitting the RFQ/P?
A: The evaluation process awards the most points to proposed projects that are clearly ready to proceed and have a high likelihood for success. Documented site control is one of the elements in the point ranking of the RFQ/P. (See Page 7 under the Likelihood of Success subsection.)

7. Q: If a site has yet to be located, does that mean that in Project Scope section rating the proposal would receive a zero?
A: No. Points can be awarded for the Siting & Design subsection included under the Project Scope section.
8. Q: It seems as though the Project Scope section should include a possible 25 points rather than 10 points, or is that a way to put developers that have yet to identify a site on an even playing field?
A: The Project Scope section has a maximum possibility of 25 points (not 10 points as shown on Page 4 of the RFQ/P).
9. Q: Would the County be willing to rezone some of the parcels in order to accommodate a multifamily development?
A: If the proposed site is compatible with multifamily housing (i.e., adjacent to existing residential, not impacted by hazardous or nuisance uses, etc.), CoRDA will support the change in zoning; however, proposers should contact the County Planning Department to determine the feasibility of any change in zoning prior to submittal.
10. Q: Is this an RFP or an RFQ?
A: The cover letter associated with the RFQ/P states that the Agency would be open to submissions of developer qualifications. However, the RFQ/P application is intended for project submissions.
11. Q: Does the Agency have a format for developer qualification submission?
A: The RFQ/P is both a Request for Qualifications and/or Request for Proposal. If a developer does not currently have a proposed project, the developer is invited to submit their qualifications for future solicitations.
12. Q: If the submittal of a proposal is completed early, will the proposer get comments from the RDA before the October 1, 2008 deadline?
A: No. All proposals will be reviewed and scored after October 1.
13. Q: If a property borders the Speedway RDA will the RDA Agency be able to make findings that the parcel is acceptable to the Agency?
A: Yes, as long as the proposed affordable housing project will benefit the redevelopment project area.
14. Q: What financial sources are available? CDBG? HOME? Set-aside?
A: CoRDA has Redevelopment set-aside funds. Scoring points will be awarded for proposals based on the percentage of non-CoRDA funds identified in the sources and uses of funds statement contained in the proposal. For more information to utilize Community Development Block Grant funds and HOME Funds, please contact the County Community Development and Housing Department, Tom Ramirez, at 909.388.0900. For more information to utilize

Mental Health Services Act funds, contact the County Behavioral Health Department, Doug Fazekas, at 909.387.7238.

15.Q: Is the Agency looking to fund one (1) eighty (80) unit project or multiple eighty (80) unit projects in the Project Area?

A: CoRDA will look at all proposals within the parameters set out in the RFQ/P (forty [40] to eighty [80] units) and make determinations based upon the highest rated proposals submitted.